



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-113617 LB & 20-113615 LD

Project Name/Address: 1250 112th Ave – Conditional Use and Design Review / 1250 & 1252 112th Ave

Planner: Kenneth George

Phone Number: 425-452-5264

Minimum Comment Period: November 12, 2020

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other: Critical Area Report

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
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SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable _____
2. Name of applicant Mark McFadyen
3. Contact person Kelly Hallstrom Phone (425) 453-9298
4. Contact person address 11711 SE 8th St, Ste 100, Bellevue, WA 98005
5. Date this checklist was prepared 7/10/2020
6. Agency requesting the checklist Land Use City of Bellevue Development Services Department

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7. Proposed timing or schedule (including phasing, if applicable)

Demolition of existing and construction of proposed to start upon approval of required building permits.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No plans for further activity beyond this proposal.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Arborist and Geotech reports have been prepared for this sight.

Report prepared by Geo Group Northwest, Inc., dated July 1, 2020
Storm Drainage Report, prepared by Litchfield Engineering, dated August 27, 2020

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No permits on record for this property.

11. List any government approvals or permits that will be needed for your proposal, if known.

Conditional Use
Design Review
Boundary Line Adjustment
Building Permit

Clear & Grade Permit
Right of Way Use Permit
Utility Extension Permit

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

0.44 acre site currently comprised of two lots: Demolition of (2) existing structures on site, which future construction of (8) townhomes split between two buildings. Attached garages to occupy the first floor of each townhome. Ingress and egress will be off of 112th Ave NE with truck turnaround space located on the far side of the property (east side).

Boundary Line Adjustment

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1250 & 1252 112th Ave NE, Bellevue, WA 98004
Section 29, Township 25 North, Range 5 East

Parcel #2925059193
& 1266200290

Environmental Elements

Earth

1. General description of the site:

- ☒ Flat
☐ Rolling
☐ Hilly
☐ Steep Slopes
☐ Mountainous
☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? _____

Appears to be 8%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Vashon Till: mixture of gravel, silt, and sand.

See page 2 of Geotech report by Geo Group Northwest, Inc., dated July 1, 2020.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indications of unstable soil in the geotechnical report.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Excavation to occur for building foundations, and fill will occur to raise the grade at unit entries up to 4' per proposed plans to accommodate sidewalks.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Erosion could occur as part of construction, but measures put in place in TESC plan will reduce and prevent erosion from occurring.

Best Management Practices (BMPs) for erosion control measures are required per BCC 23.76.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 58%

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Silt fence, stabilized construction access, temporary inlet protection, and plastic sheeting for excavation slopes and soil stockpiles.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical residential use: single-family type mechanical units, plumbing vents

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Traffic emissions from I-405 are an off-site source. I-405 is approximately 320 feet to the east of the site.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Standard residential measures: away from open windows

Construction dust mitigation measures required per BCC 23.76.

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Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Nearest body of water is Lake Bellevue, which it's closest point is 2,110 feet to the SE of the site.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. Nearest water is not within 200 feet of the project

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

Does not apply as nearest water is not within 200 feet of the project

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

Does not apply as nearest water is not within 200 feet of the project

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

FEMA FIRM Panel
#53033C0652G

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- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, project does not discharge waste materials to surface waters.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Drinking water will be provided through the municipal system.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is stored on-site.

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3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Gutters and downspouts to direct stormwater to catch basins,

- b. Could waste materials enter ground or surface waters? If so, generally describe.

Waste water uses a closed municipal system. Waste water will not enter the ground or surface water.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage has been designed to follow existing drainage patterns.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Storm drains tightlined to existing storm drainage system; fully planted/landscaped site at construction completion

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Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

Remove 8 on-site trees: 7 significant and 1 non-significant.

This includes: (3) Vine Maples, (2) Pin Oak, (2) Douglas Fir, and (1) Japanese Maple (non-significant)

3. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered species on or near site

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Proposed landscaping to meet requirements of LUC 20.20.520 and 20.20.520.J

5. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds or invasive species on site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☐other _____

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

No known threatened or endangered species on or near site

3. Is the site part of a migration route? If so, explain.

No known migration route

4. Proposed measures to preserve or enhance wildlife, if any.

Retention of trees and enhancement of landscape to help preserve any wildlife.

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5. List any invasive animal species known to be on or near the site.

No known invasive animal species on or near site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gas furnace and hot water tank; electric

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. Building height does not exceed what adjacent properties would be allowed to build to.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

High efficiency furnace and hot water tank, LED lighting.

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

Standard construction materials to be used (i.e. paints, cleaners, insulation, etc)

- a. Describe any known or possible contamination at the site from present or past uses.

No known contamination at site.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known existing hazardous conditions on site.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Standard construction materials to be used (i.e. paints, cleaners, insulation, etc)

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- d. Describe special emergency services that might be required.

No special emergency services needed.

- e. Proposed measures to reduce or control environmental health hazards, if any.

As much as possible, Low VOC paints and finishes to be used, products with low to no formaldehyde

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic along 112th Ave NE and I-405.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Typical construction noise (7am-6pm M-F, and 9am-6pm Sat)

- c. Proposed measures to reduce or control noise impacts, if any.

Limit loud activities to middle of day when neighboring residents are typically not at home

Construction noise shall comply with the requirements of BCC 9.18.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

A preschool is currently on site. Various healthcare and office uses on adjacent properties to the east of 112th Ave NE. Single family residences to the west of 112th Ave NE. The proposed project is in a transition overlay zone and will blend it with the residential uses to the west and the surrounding low-rise business uses.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No known previous use of site as farmlands or forest.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

There are no surrounding working farms or forest land.

3. Describe any structures on the site.

(2) single story wood framed buildings. 1110 and 1238 square feet in size.

4. Will any structures be demolished? If so, what?

All existing on-site structures will be demolished.

5. What is the current zoning classification of the site? O - Office

6. What is the current comprehensive plan designation of the site? O - Office

7. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program designation for this site.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area.

9. Approximately how many people would reside or work in the completed project? 8-32

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

No existing residential units on site.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Proposing (8) town homes in the O zone within the Transition Overlay Zone between business and single family zones will go through the conditional use and design review processes to insure compatibility with existing and projected land uses.

Must comply with Transition Area Design District standards in LUC 20.25B and CUP criteria in LUC 20.30B.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

No nearby agricultural or forest lands

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

8 units. Middle-income housing

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

3. Proposed measures to reduce or control housing impacts, if any.

No more than (8) units based on the 20 DU/AC that is allowed within the O zone with an approved conditional use permit. Proposed project will only have 1 driveway to limit access points onto the arterial street.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

tallest height is 40' from the Average Grade Plane.

Basic height is 30' from average grade elevation. Must provide onuses to reach 40' limitation.

2. What views in the immediate vicinity would be altered or obstructed?

Territorial views

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3. Proposed measures to reduce or control aesthetic impacts, if any

Size and scale of proposed building in line with Transition zone. Project will go through design review to insure aesthetic compatibility.

Must comply with Transition Area Design District standards in LUC 20.25B and CUP criteria in LUC 20.30B.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential use light; exterior lighting to be low impact and dark sky

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare controlled by fixture type, timer, and direction. No view to interfere with.

3. What existing off-site sources of light or glare may affect your proposal?

potential glare from neighboring exterior light fixtures

4. Proposed measures to reduce or control light and glare impacts, if any.

Dark sky exterior fixtures

Compliance with LUC 20.20.522 is required.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Downtown Bellevue to the south, Overlake Golf and Country Club to the west, Lake Washington / Meydenbaure Bay to the west and SW, and Hidden Valley Sports Park to the north along 112th Ave NE.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Project proposes roof decks and patios at each unit.

As well as lawns along the street-facing units.
Project plans do not show roof decks. Plans include ground floor patios and 3rd floor covered decks.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No known historic buildings nearby.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known; if anything discovered during excavation, project to be halted until study is conducted

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

If anything is discovered during excavation, project to be halted until study is conducted by cultural resource consultant; Applicant will be required to have an IDP (Inadvertent Discovery Plan) posted on-site during all ground disturbing activities.

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

City to provide recommendation; Applicant will be required to have an IDP (Inadvertent Discovery Plan) posted on-site during all ground disturbing activities.

Compliance with Inadvertent Discovery regulations required: RCW 27.44.055, 68.50.645, & 68.60.055.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

112th Ave NE serves the site. The project proposes only 1 access point at the center of the site, which is in the approximate location of the existing curb cut.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Closest transit stop is 1,150 feet away at the intersection of 112th Ave NE and NE 10th St.

The Bellevue Transit Center is 3,200 feet to the south and the future Wilburton Light Rail Station is approximately 3,700 feet to the SE.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

16 parking spaces in attached garages and 2 guest parking stalls being proposed. 14 business parking spaces will be eliminated.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Improvements to road, sidewalk, and addition of planting strip per Public Works.

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

Not in the immediate vicinity. Project is approximately 3,700 feet away from the future Wilburton Light Rail Station.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

2-3 trips per day for each unit.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. proposal will not interfere or affect the movement of agricultural or forest products.

8. Proposed measures to reduce or control transportation impacts, if any.

Limit parking to attached garages and limit the number of on-site guest stalls to 2.

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Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Proposed project of (8) units would not result in the increase need for public services.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Number of new housing units is not significant.

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, electricity, waste, telephone, cable
City of Bellevue, PSE, Republic Services, Comcast

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Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Kelly Hallstrom

Digitally signed by Kelly Hallstrom
Date: 2020.08.27 14:21:23 -07'00

Name of signee Kelly Hallstrom

Position and Agency/Organization Design Associate / Medici Architects

Date Submitted 8/27/2020

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10.9.2020



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Conditional Use approval wouldn't increase any of these as it wouldn't produce anymore usage than an office function.

Indicate proposed measures to avoid or reduce such increases.

No increases being proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Would not affect these.

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Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Would not affect these.

3. How would the proposal be likely to deplete energy or natural resources?

Would not deplete resources.

Indicate proposed measures to protect or conserve energy and natural resources.

New construction will utilize efficient furnace and water heating units. Insulation meets WSEC requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

No sensitive areas in the area that would be affected.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

No sensitive areas in the area that would be affected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No shorelines in the vicinity. Proposal of single-family residences is compatible with Bellevue's Comprehensive Plan.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

No shorelines in vicinity and no land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increase in transportation compared to existing use. Typical increase in services for single-family residences.

Indicate proposed measures to reduce or respond to such demand(s).

No need for increased transportation or public services. Typical single-family utility connections to existing services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts with local, state, or federal laws for the protection of the environment.

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1250 112TH AVE NE BELLEVUE, WA 98004



PROJECT DESCRIPTION

DEMOLITION OF 2 EXISTING SINGLE-STORY STRUCTURES AND CONSTRUCT (8) TOWNHOMES WITH ATTACHED GARAGE BELOW. ACCESS FROM 112TH AVE NE REMAIN.

PROJECT TEAM

OWNER:
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ANACORTES, WA 98221

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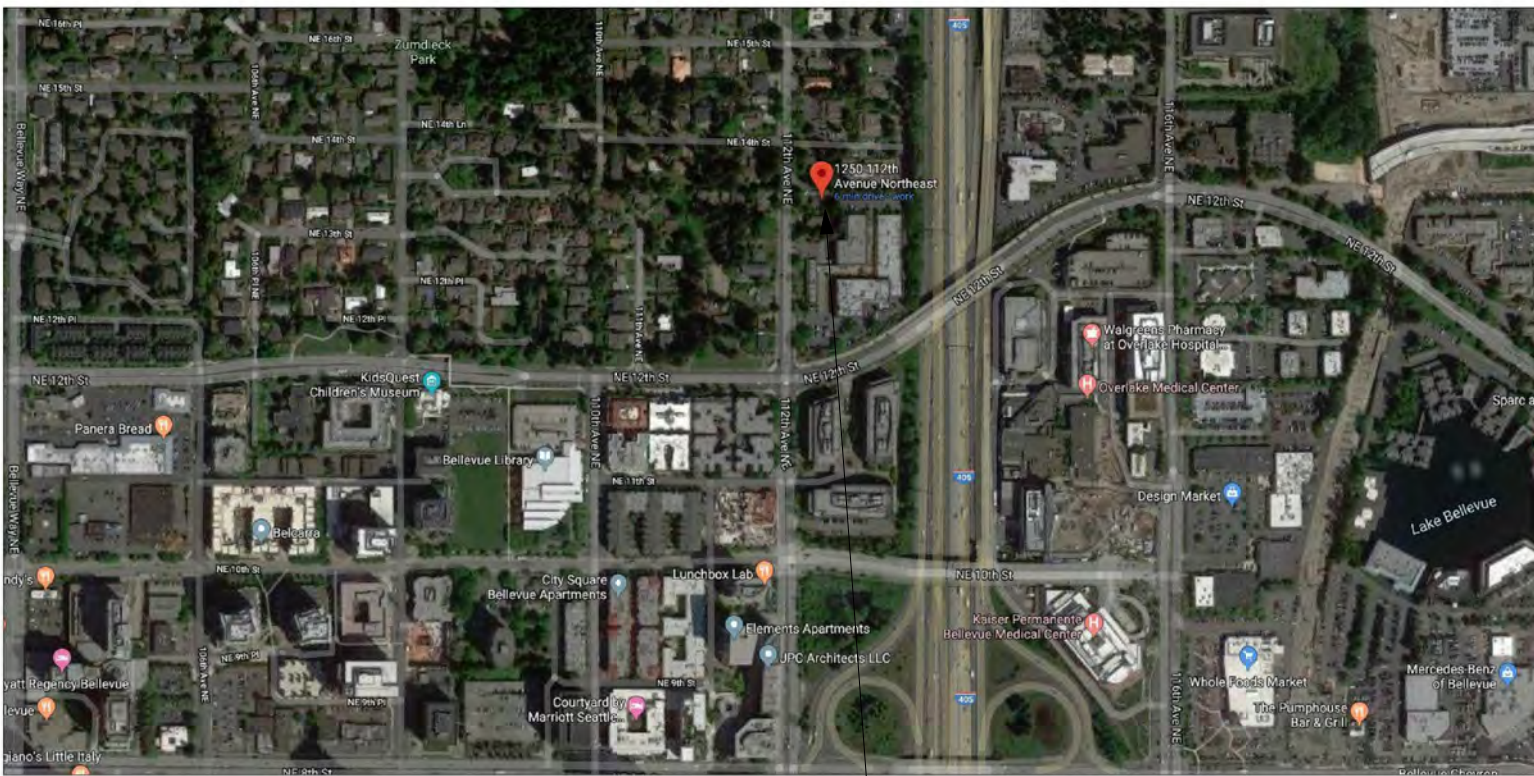
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VICINITY MAP



QUARTER SECTION MAP

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| A4.1 | SOUTH BUILDING ELEVATIONS |
| A4.2 | EXTERIOR ELEVATION COLORS & MATERIAL BOARD |
| A4.8 | PERSPECTIVES |
| A4.9 | PERSPECTIVES |

CIVIL SHEET INDEX

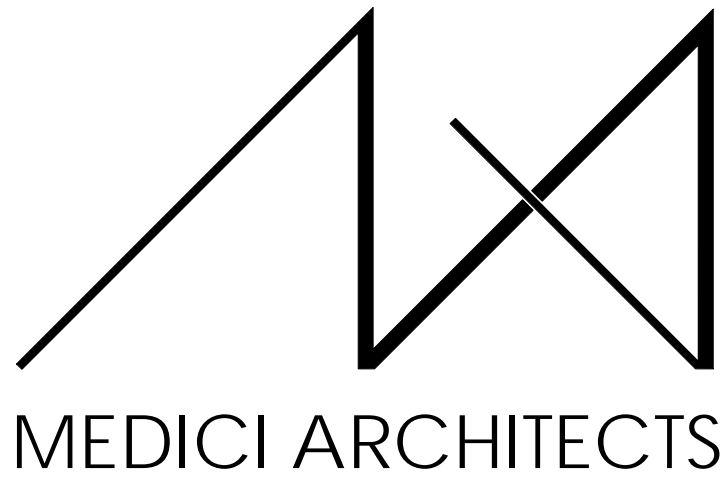
- | | |
|---|-------------------------------------|
| 1 | PRELIMINARY CIVIL PLAN |
| 2 | PRELIMINARY CIVIL PLAN |
| 3 | PRELIMINARY CLEARING & GRADING PLAN |

LANDSCAPE SHEET INDEX

- | | |
|------|------------------------|
| L1.0 | PLANTING PLAN |
| L2.0 | EXTERIOR LIGHTING PLAN |

SURVEY

TOPOGRAPHIC SURVEY INCLUDED



11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

INTAKE DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

1250 112th AVE NE

BELLEVUE 1250 LLC

JOB ADDRESS:

1250 & 1250 112TH AVE NE
BELLEVUE, WA 98004

DRAWING NAME:

TITLE SHEET

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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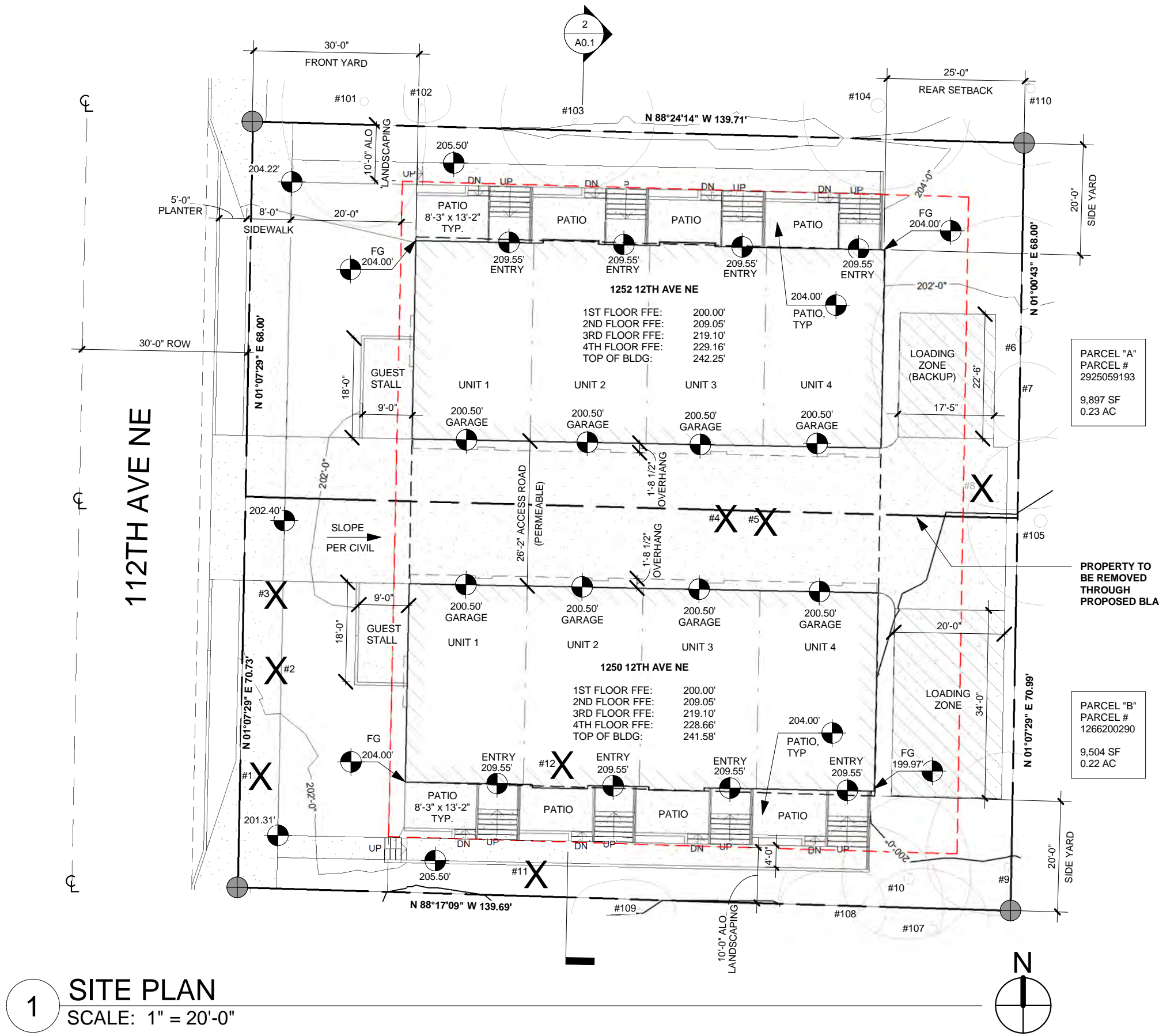
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2019-032

DATE: 8/27/2020

A0.0

PLOT SCALE: 1:1



1 SITE PLAN
SCALE: 1" = 20'-0"

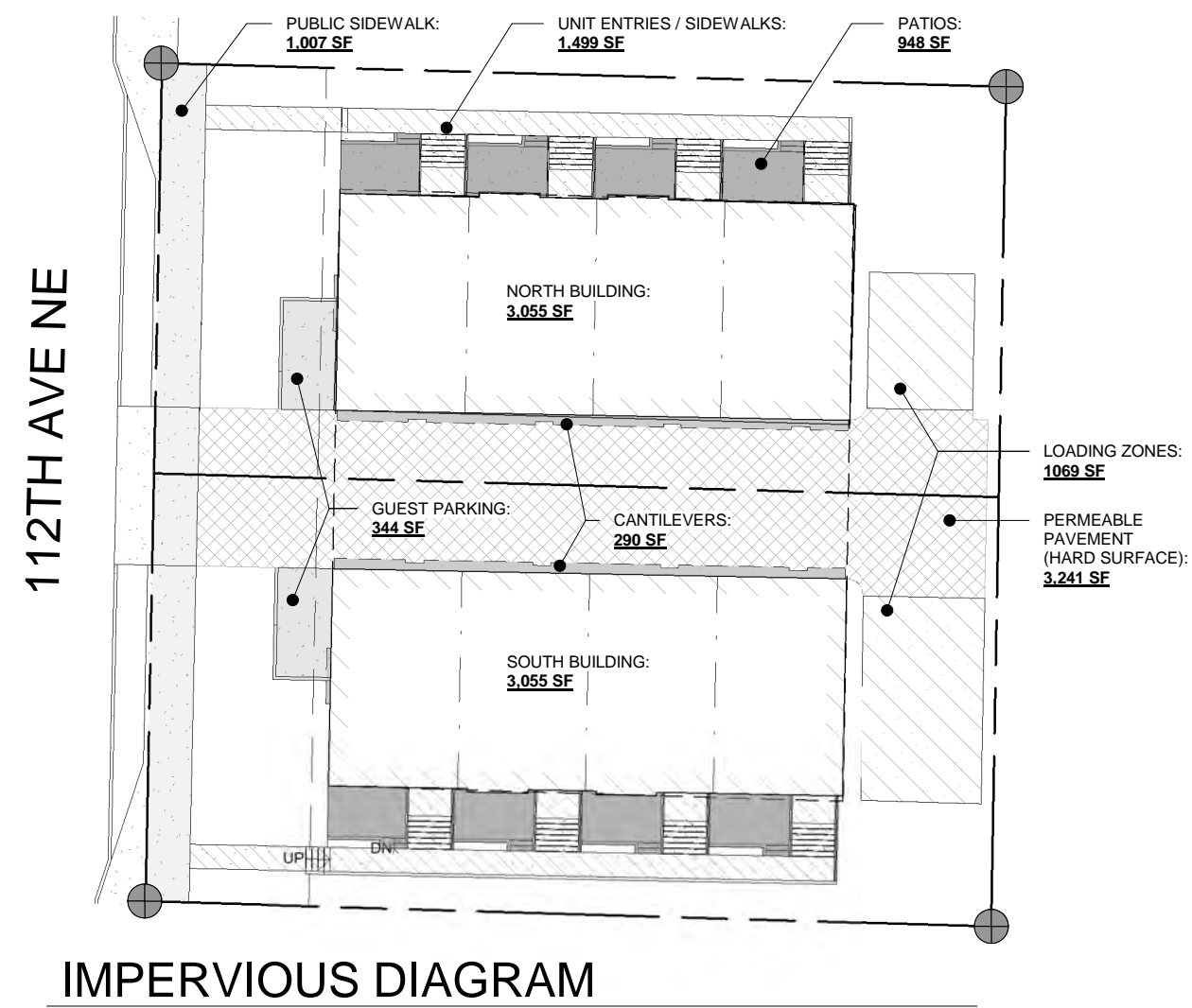
20.25B.040.A.1
IN A TRANSITION ZONE, BUILDING HEIGHT IS MEASURED FROM AVERAGE EXISTING GRADE AROUND THE BUILDING TO THE HIGHEST POINT OF A FLAT ROOF OR TO THE MEAN HEIGHT BETWEEN THE TALLEST EAVE AND TALLEST RIDGE OF A PITCHED ROOF.

20.25B.040.A.2
PER CHART IN SUBSECTION A.2:
BASE HEIGHT W/OUT BONUSES IN O ZONE IS 30'.
MAXIMUM HEIGHT W/BONUSES IN O ZONE IS 40'.

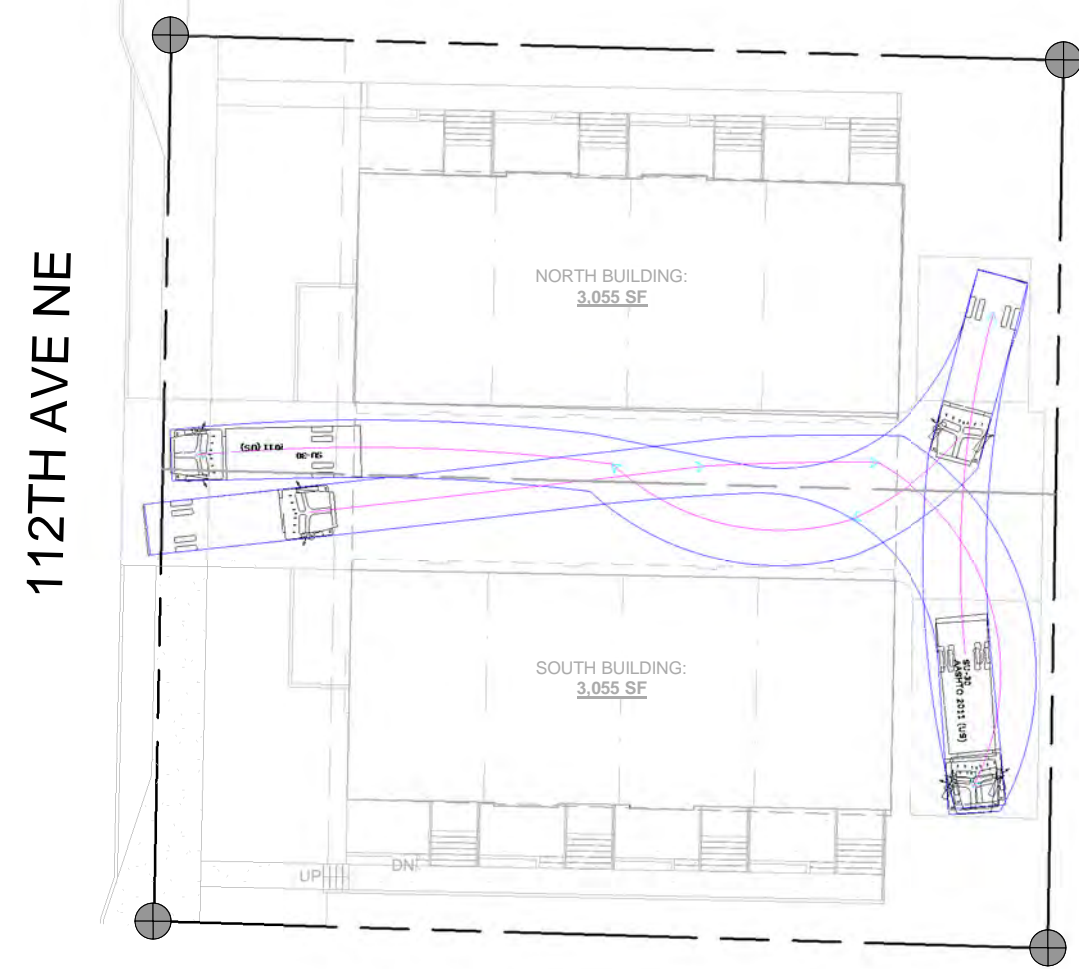
20.25B.040.A.3
THE HEIGHT LIMITATION MAY BE INCREASED ONLY IF ONE OR MORE OF THE ITEMS SET FORTH IN SUBSECTION A.3 ARE PROVIDED, DESIGN REVIEW CRITERIA ARE MET, AND THE INTENT OF THE TRANSITION AREA DESIGN DISTRICT ARE MET.

ITEMS BEING PROPOSED FOR HEIGHT INCREASE:

- UNDERBUILDING PARKING (5-FOOT INCREASE)
- PITCHED ROOF (5-FOOT INCREASE)



IMPERVIOUS DIAGRAM



SU-30 AUTOTURN DIAGRAM

ZONING & REQUIREMENTS

ADDRESS: 1252 & 1250 112TH AVE NE
JURISDICTION: CITY OF BELLEVUE
ZONING: O - OFFICE
OVERLAY: TRANSITION AREA
PARCEL ASSESSOR'S #: LOT A: 292505-9193
LOT B: 126620-0290
LOT A: 9,897 SF / 0.23 AC
LOT B: 9,504 SF / 0.22 AC
TOTAL: 19,401 SF / 0.45 AC

LEGAL:
LOT A:

W 170 FT OF SW 1/4 OF NE 1/4 OF SE 1/4 LESS S 593.75 FT LESS CO RD

LOT B:

BURROWS EAST SIDE ADD

MAXIMUMS:
MAX. LOT COVERAGE: 35% = 6,790.35 SF
MAX. IMPERVIOUS: 80% = 11,640.60 SF
MAX. ALT IMPERVIOUS: 80% = 15,520.80 SF
MAX. HARD SURFACE: 85% = 16,490.85 SF
MAX. HEIGHT: 30' ABOVE A.E.G. / 40' WITH BONUSES
MAX UNITS - 20 DU/AC = 8.9 DU

LANDSCAPING:
STREET: 20' BUFFER W/ 10' TYPE III
INTERIOR: 10' PERIMETER, TYPE III
USE ALTERNATIVE LANDSCAPING OPTION (ALO)
SCHEME SINCE APPROPRIATE PERIMETER CAN'T BE ACHIEVED.

SETBACKS:
REQUIRED FRONT: MIN. 30' PROVIDED: 30'
REQUIRED SIDE: MIN. 20' PROVIDED: 20'
REQUIRED REAR: MIN. 25' PROVIDED: 25'

LOT COVERAGE CALCULATION

LOT SIZE 19,401 SF
ALLOWABLE COVERAGE - 35% 6,790 SF

NORTH BUILDING FOOTPRINT: 3,055 SF
SOUTH BUILDING FOOTPRINT: 3,055 SF
CANTILVERS: 290 SF

TOTAL: 6,400 SF
% 32.98 %

IMPERVIOUS CALCULATION

LOT SIZE 19,401 SF
ALLOWABLE COVERAGE - 60% 11,640 SF

NORTH BUILDING FOOTPRINT: 3,055 SF
SOUTH BUILDING FOOTPRINT: 3,055 SF
CANTILVERS: 290 SF
PATIOS: 948 SF
UNIT ENTRIES / SIDEWALK: 1,499 SF
GUEST PARKING: 344 SF
LOADING ZONES: 1,069 SF
PUBLIC SIDEWALK: 1,007 SF

TOTAL: 11,267 SF
% 58.07 %

HARD SURFACE CALCULATION

LOT SIZE 19,401 SF
ALLOWABLE COVERAGE - 85% 16,491 SF

IMPERVIOUS TOTAL: 11,267 SF
PERMEABLE ACCESS ROAD: 3,241 SF

TOTAL: 14,508 SF
% 74.78 %

TREE RETENTION

EXISTING - ON SITE	TO BE REMOVED	CREDITS
#1 - DBH 25"	TO BE REMOVED	0
#2 - DBH 14"	TO BE REMOVED	0
#3 - DBH 16"	TO BE REMOVED	0
#4 - DBH 8"	TO BE REMOVED	0
#5 - DBH 8"	TO BE REMOVED	0
#6 - DBH 37"	TO REMAIN	37
#8 - DBH 14"	TO BE REMOVED	0
#9 - DBH 21"	TO REMAIN	21
#10 - DBH 16"	TO REMAIN	24
#11 - DBH 8"	TO BE REMOVED	0

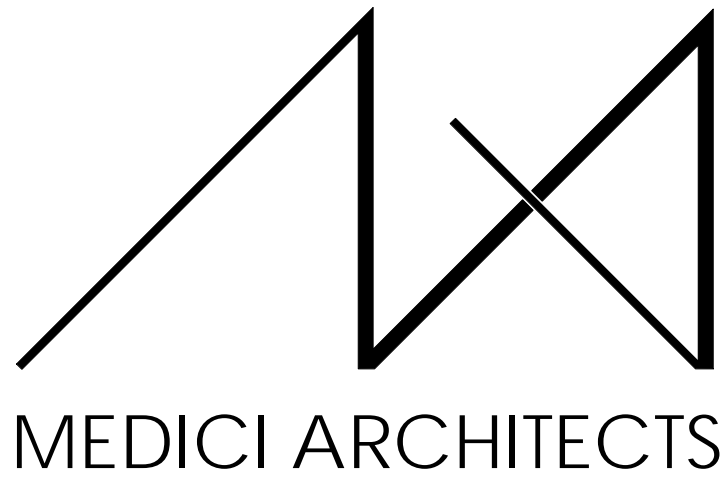
EXISTING - NON-SIGNIFICANT TREES
#7 - DBH 7" TO REMAIN 7
#12 - DBH 7" TO BE REMOVED 0

NEIGHBORING / OFF-SITE TREES
#101 - DBH 20" PROTECT
#102 - DBH 7" PROTECT
#103 - DBH 12" PROTECT
#104 - DBH 32" PROTECT
#105 - DBH 30" PROTECT
#106 - DBH 16" PROTECT
#107 - DBH 24" PROTECT
#108 - DBH 7" PROTECT
#109 - DBH 6" PROTECT
#110 - DBH 21" PROTECT

TOTAL DIAMETER INCHES 82

TOTAL EXISTING DIAMETER INCHES 167
TOTAL CREDITS REQUIRED 50.1 (30%)*

NOTES:
* RETAIN 30 PERCENT OF THE DIAMETER INCHES OF SIGNIFICANT TREES EXISTING ON SITE PER BELLEVUE LUC 20.20.900(F).



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DRAWING NAME:

SITE PLAN

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DESIGN REVIEW

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PLOT SCALE: 1:1

A0.1

2 SITE SECTION
SCALE: 1/8" = 1'-0"

